



A R C H I T E C T U R E

1911 116th Ave NE,
Bellevue, WA 98004

January 21, 2022

Glenda Rader
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Seattle Department of Construction and Inspections
700 Fifth Ave, Suite 2000
Seattle, WA 98124-4019

Project: Project #3037857-LU, 106 NW 36TH ST
Subject: Response to ZONING MUP correction #2

Dear Glenda,

In response to the MUP Zoning review, we offer the following responses and revised MUP revision#2 package:

Corrections

1. Commercial Depth

Depth of commercial space is calculated per retails space. Please revise the plans to update the calculation for each business.

Response:

[The plan has been revised and the calculation has been done for each business.](#)

2. Setbacks

Thank you for adding the setback along 1st Ave NW. Please provide additional scaled and dimensioned section illustrations documenting the walls within the setback area comply with SMC 23.47A.014.G.5.a

Response:

[See wall section 4/A511 documenting the wall dimension within the setback area.](#)

3. Parking

The updated parking plan still needs work. The land use code establishes three stall sizes. Please update the plans to match small, medium and large on the parking plan than c and s as outlined in SMC 23.54.030.A. In addition, the required parking aisle for a medium parking stall is 22 feet not 20

as illustrated on the plans. Please revise to comply. (SMC 23.54.030.E.1) Lastly, in order to calculate driveway slope, the section drawing of the garage entrance should include the length of the access along with the elevation at the alley and base of the ramp. Please update the plans to include this information.

Response:

See A211 and A511 for the updated parking schedule, additional dimensions and slopes in the parking area.

4. Departure Request

Revise the plans to reflect the following: *Remove the word "approved" from the departure table. *Revise the wording on the request to clearly state only that access to parking is sought from 1st avenue even though access is also being established from the alley. *The currently empty section is where you explain the design and why you feel access from the street benefits the application and enhances the design.

Response:

The departure request has been removed from the plan set.

5. Alley

The proposed vehicular turn around requires vehicles to maneuver within the building garage. To do this requires an easement. Please provide a copy of the easement.

Response:

Noted.

6. Vehicular Access

Curb cuts are not allowed when they do not lead to parking. Please remove the curb but along 1st avenue NW.

Response:

The curb cut along 1st avenue has been removed.

7. Solid Waste Storage

Before the zoning review can be approved, you'll need to upload conceptual approval that the proposed collection size and location has been approved by SPU.

Response:

Noted.

In the event that you require any further information or confirmation, please feel free to contact me at (214)9292801 or at Evette.yu@mza-us.com.

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Yours truly,

EVETTE YU AIA, LEED^{AP}

Principal

MZA ARCHITECTURE

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